

**287.5 acres total** – fronts on 4 roads – approx. 185 tillable, balance wooded – some timber – small creek – rolling meadows – several gorgeous hill top views – two-century plus homes – large T-shape bank barn built mid '60s – main home is century plus 2,758 sq. ft. two-story with original woodwork, shingle roof, cedar shake siding, stately setting. Main level kitchen, dining room with original pantry, living room, parlor, main floor bedroom and bath – 4 rooms up, walnut stair case, basement with FA gas with free gas, breaker electric, 40 X 60 detached garage and milk house. Large T-shaped bank barn built mid '60s, 36 X 140 with 36 X 56 addition, concrete block foundation – clear span overhead hay and machinery storage – former dairy. Drilled well and septic. 2nd 1,400 sq. ft. century home with kitchen, bath, living room, dining room, bedroom, 2nd bedroom up, gas heat, well and septic.

**Note: Farm offered in parcels and as unit. Divided as follows:**

**Parcel #1** – 13 acres with century restorable home mentioned above plus large bank barn and outbuildings. Free gas off lease.

**Parcel #2** – 6.5 acres with small century home, beautiful piece of land.

**Parcel #3 & #4** – Approx. 16 acres each – over 2/3 tillable. Beautiful hilltop views – rolling and scenic, 590' frontage each on Frost Rd.

**Parcel #5** – 21 acres - approx. 1/3 tillable balance woods with small creek. Open in front. Wooded in rear. 607' frontage on Frost Rd.

**Parcel #6** – Corner tract – 31.3 acres – 80% tillable, balance wooded. 2180' of total frontage on Frost & Harner Rds.

**Parcel #7** – 26.5 acres – 540' frontage on Harner Rd. – 75% wooded – small creek – loads of wildlife and timber

**Parcel #8** – 12 acres – approx. half tillable, balance wooded. Lays nice. 540' frontage on Harner Rd.

**Parcel #9** – 10 acres – corner tract – lots of frontage on Harner & Mantua Center Rds. Lays nice, all tillable. Here is a dandy.

**Parcel #10** – 6.69 acres – 200' frontage on Mantua Center Rd – open in front, woods in rear.

**Parcel #11** – 16.5 acres – 760' frontage on Winchell Rd. lays real nice and nearly 95% tillable, gently rolling.

**Parcel #12** – 22.5 acres – 750' frontage on Winchell Rd. – lays real nice – 1/2 open, wooded in rear, timber.

**Parcel #13** – 73 acres – 1170' frontage on Winchell Rd. Nice farm land. 90% tillable balance wooded.

**Parcel #14** – 15.1 acres – 440' frontage on Winchell Rd. rolling and scenic. Some woods. 80% tillable – you need to walk this one.

**Note:** Maps at site or visit us on the web. Walk the land at your leisure. All measurements are approx. and subject to final survey. Buildings shown by appointment or open sale day at 9:00 AM. For questions on financing call. You'll like this farm. All mineral rights to transfer subject to lease of record.

**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

**Auctioneer/Realtor:** Russell T. (Rusty) Kiko, Jr., C.A.I., 330-495-0923 and Randall L. Kiko, 330-831-0174

**Auction By Order Of:** James Frost Trust and 3599 Winchell Rd. LLC by Co-Trustees, James Frost & Louaine Frost Freborne



Explore Your Options

# AUCTION

LEADING THE INDUSTRY SINCE 1945

**Saturday – April 1, 2017 – 11:00 AM**

## 5th Generation – Frost Fair View Acres Farm

**287 Acres** – Portage Co. – Mantua Twp. – Crestwood Schools  
Offered In Parcels & As Unit – 14 Parcels Ranging From 6+ Acres To 73 Acres Each – Gas & Oil Rights Transfer – Timber – Sand & Gravel Deposits – Frontage On 4 Roads – Historical Century Plus Home With Large Barn – Other Smaller Home

**ABSOLUTE AUCTION,** All sells to highest bidders on location:

**3659 Winchell Rd., Mantua, OH 44255**

**Directions:** Take Rt. 44 north of Mantua to Rt. 82 and west to Mantua Center Rd. and north to Winchell & left. Watch for KIKO signs.



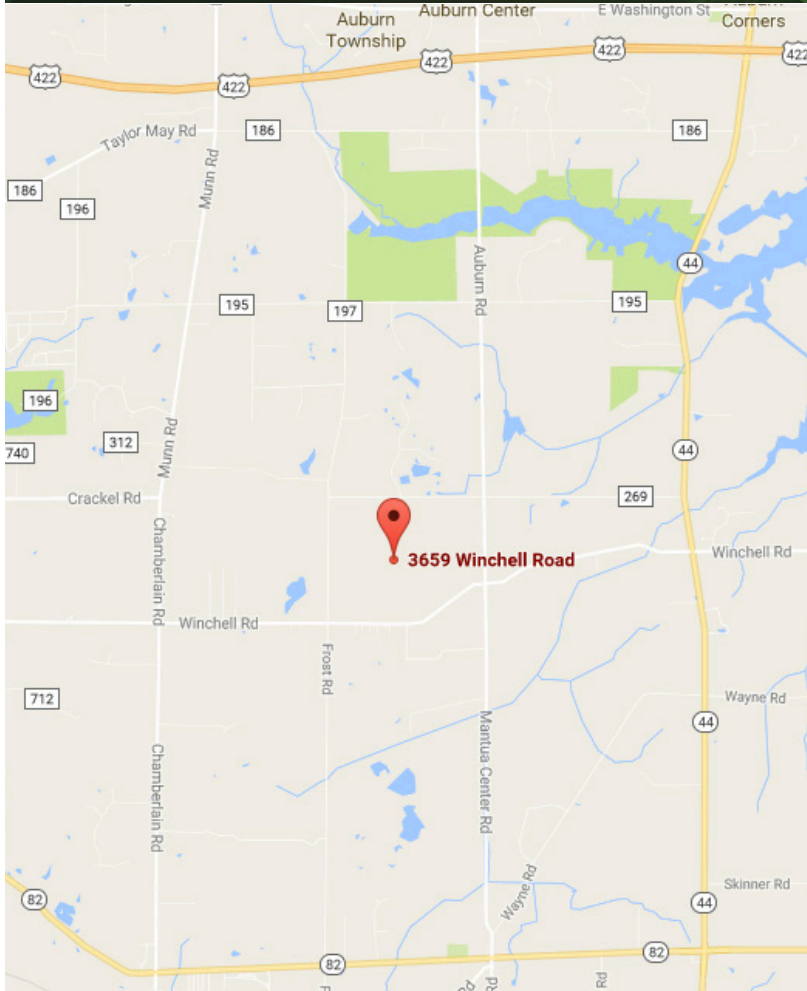
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*All measurements are approx. and subject to actual survey.*